

175.0

0006

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
716,200 / 716,200
716,200 / 716,200
716,200 / 716,200
Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
34		NICOD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: YU HANG	
Owner 2: CUI CHUNXIAO	
Owner 3:	

Street 1: 34 NICOD ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: WANG LEYI & -
Owner 2: YANG JR SHIUMAN -
Street 1: 34 NICOD ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .159 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1484 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6923		Sq. Ft.	Site		0	70.	0.91	6									439,381						439,400	

IN PROCESS APPRAISAL SUMMARY												Legal Description						User Acct				
101	6923.000	276,000	800	439,400	716,200													117652				
Total Card	0.159	276,000	800	439,400	716,200													GIS Ref				
Total Parcel	0.159	276,000	800	439,400	716,200													GIS Ref				
Source:	Market Adj Cost	Total Value per SQ unit /Card: 482.61						/Parcel: 482.61						Entered Lot Size						Insp Date		
														Total Land:						06/26/18		
														Land Unit Type:								

101	6923.000	276,000	800	439,400	716,200																		
Total Card	0.159	276,000	800	439,400	716,200																		
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